



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

At its meeting held November 5, 2008, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

Combined hearing on the following zoning matters and Fifth Addendum to previously Certified Environmental Impact Report relating to property located at the northwest corner of Lost Canyon Road and Via Princessa, within the unincorporated community of Fair Oaks Ranch, Sand Canyon Zoned District, petitioned by Carlene Matchniff on behalf of Pardee Homes, as further described in the attached letter dated July 31, 2008 from the Director of Planning:

Specific Plan Amendment Case No. 2005-00010-(5), an amendment to the Land Use Policy Map of Specific Plan No. 1 (Canyon Park) from NC to R-3(25)

Conditional Use Permit Case No. 2005-00202-(5), to ensure Specific Plan conformance

Vesting Tentative Tract Map Case No. 063483-(5), to create one multi-family residential lot with 165 new attached condominium units in 36 buildings on 12.5 acres

All persons wishing to testify were sworn in by the Executive Officer of the Board. Ramon Cordova, representing the Department of Regional Planning testified. Opportunity was given for interested persons to address the Board. No interested persons addressed the Board. No correspondence was presented.

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Supervisor Antonovich made the following statement:

“This project involves a specific plan amendment and tract map to allow a 165-unit condominium project in Fair Oaks Ranch. The project would replace a commercial development previously proposed for this property.

“This project is supported by the Fair Oaks Ranch Neighborhood Homeowners Association. The residential project proposed will have fewer traffic and noise impacts upon the surrounding residences than would the commercial project enabled by the previous zoning designation. The project includes more than three acres of open space, a clubhouse, swimming pool; basketball, racquetball, and tennis courts; barbecue areas, and a tot lot. Though not required by the County, the developer has incorporated multiple "green building" components, including recycled wood flooring, energy efficient lighting and appliances, a solar-heated pool. The Regional Planning Commission unanimously approved this project after a noticed public hearing.”

Therefore, on motion of Supervisor Antonovich, seconded by Supervisor Knabe, unanimously carried (Supervisor Yaroslavsky being absent), the Board closed the hearing and took the following actions:

1. Considered and adopted the attached Fifth Addendum to the previously Certified Environmental Impact Report prepared for the project together with any comments received during the public review process; and determined that there is no substantial evidence that the project will have a significant effect upon the environment; made a finding that the project has an effect on fish and wildlife services, and find that the Fifth Addendum to previously Certified Environmental Impact Report reflects the independent judgment and analysis of the County;
2. Indicated its intent to approve Specific Plan Amendment Case No. 2005-00010-(5), Conditional Use Permit Case No. 2005-00202-(5), and Vesting Tentative Tract Map Case No. 063483-(5);

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3. Directed County Counsel and the Director of Planning to modify the conditions of approval to require that the applicant install a landscape buffer along the northerly perimeter of the project adjacent to the 14 Freeway, including a combination of native trees (Western Rosebud, Coast Live Oak, and California Sycamore, 15-gallon or 24-inch boxed), shrubs (15-gallon), and groundcover, and that these provisions be incorporated into the landscape plan required by the conditions of approval; and
4. Directed County Counsel and the Director of Planning to prepare the necessary plan amendment resolution, findings and conditions necessary for final approval and to bring back to the Board at a future date.

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Attachments

Copies distributed:

Each Supervisor
County Counsel
Director of Planning
Acting Director of Public Works
Carlene Matchniff